

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-3-2009 – In-N-Out Subdivision

SYNOPSIS:

Applicant: Satterfield Helm Valley Fair
Proposal: Final Plat Approval
Location: 3715 South 2700 West
Zoning: C-2

BACKGROUND:

The subdivision is being proposed to create an additional lot within the Valley Fair Mall site. The new lot will be located at the southwest corner of the mall property. A new building will replace the existing Big-O tire store. The tenant for this property, In N Out Burger, requires ownership for their business, which has resulted in the need to divide the property.

The new lot will be approximately .7 acres in size. Access will be gained from 2700 West and from internal access within the mall property. A conditional use application was reviewed by the Planning Commission in March 2009.

One of the concerns regarding development of a new lot, is Granger Hunter's ability to provide water and sewer service. At the present time, water and sewer services are available by easement through the mall property. However, because a new lot will be platted, GHID has expressed concerns to independently service this lot. Due to the lack of water and sewer services in 2700 West, the new lot will need to continue using the existing services. Although this is not an ideal situation from Granger Hunter's point of view, they will allow the existing services to be used. However, a special agreement will need to be approved between the mall owners and GHID. It is staffs understanding that a final draft of this agreement has been prepared and is being reviewed by both parties. This agreement will need to be executed prior to the subdivision plat being recorded.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager